



**Talbot Court, Oxton, Prenton, CH43 6UD**

**welcome to**

**Talbot Court, Oxton Prenton**

Stylish first-floor 2-bed apartment in sought-after Oxton, offering a bright lounge with dining space, kitchen, private balcony, shower room, garage and access to well-kept communal gardens. Perfect for easy living in a fantastic location!



## Property Description

Welcome to this charming and well-presented two-bedroom first floor flat, perfectly positioned in the ever-popular Oxton village, where independent shops, cosy cafés and leafy surroundings are right on your doorstep.

Inside, the property offers a spacious and light-filled lounge with a dedicated dining area, ideal for relaxing evenings or entertaining friends. The separate kitchen provides a practical layout with plenty of storage and worktop space.

There are two well-proportioned bedrooms, alongside a shower room designed for convenience and comfort. Step outside and enjoy your own private balcony, perfect for a morning coffee or winding down at the end of the day.

Further benefits include a garage for secure parking or extra storage, plus access to attractive communal gardens, offering a peaceful green escape.

Whether you're a first-time buyer, downsizer or investor; this fantastic flat, ticks all the boxes for location, lifestyle and low-maintenance living.

Early viewing is highly recommended; this one won't hang around!

### Entrance Hall

With radiator, central heating boiler and storage cupboard.

### Lounge

19' 11" x 11' 6" ( 6.07m x 3.51m )

Double-glazed door leading to balcony. Double-glazed windows to front and rear, two radiators and feature fireplace.

### Dining Area

10' 11" x 9' 4" ( 3.33m x 2.84m )

### Kitchen

11' 4" x 9' 1" ( 3.45m x 2.77m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven, gas hob and washing machine plumbing. Double-glazed window to the rear.

### Bedroom One

15' 3" x 9' 7" ( 4.65m x 2.92m )

Double-glazed window to the front, radiator and built-in wardrobes.

### Bedroom Two

15' 1" x 9' 7" ( 4.60m x 2.92m )

Double-glazed window to the front, radiator and built-in storage.

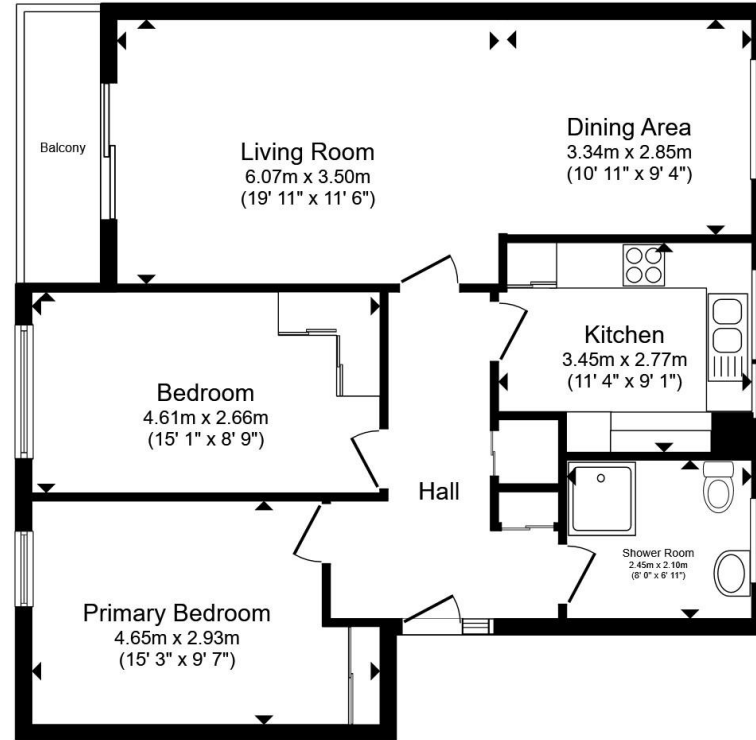
### Shower Room

Partially tiled shower room comprising shower cubicle, wash hand basin and WC. Double-glazed window to the rear, radiator and bathroom cabinet.

### Outside

### Garage

Garage with new up and over door.



Total floor area 77.7 m<sup>2</sup> (837 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Talbot Court, Oxton Prenton

- Two Bedroom First Floor Flat
- Lounge / Diner
- Kitchen
- Shower Room
- Balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1980.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116716 - 0002

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